BONNIE LAKE MANAGEMENT STUDY
PHASE 2 - AREA STRUCTURE PLAN
BYLAW # 778-87
(1987)

Plan Finalized and Adopted: October, 1987

Plan Printed by: Alberta Municipal Affairs

NOTE: This document is subject to change (amendment) by the County of Smoky Lake No. 13. A current listing of any and all amendments can be obtained from the County Office in Smoky Lake.

BYLAW NO. 778-87

COUNTY OF SMOKY LAKE NO. 13
PROVINCE OF ALBERTA

Being a bylaw to adopt the Bonnie Lake Area Structure Plan.

WHEREAS Section 64 of the Planning Act, R.S.A. 1980, authorizes a municipality to adopt an Area Structure Plan; and

WHEREAS the Bonnie Lake Area Structure Plan has been prepared by a committee under the direction of Council;

NOW THEREFORE the Council of the County of Smoky Lake No. 13, duly assembled, enacts as follows:

1) That the BONNIE LAKE AREA STRUCTURE PLAN, being the document attached hereto, is hereby adopted.

READ A FIRST TIME, this 24th day of September, 1987.

READ A SECOND TIME, this 20th day of October, 1987.

READ A THIRD AND FINAL TIME, this 20th day of October, 1987.

REEVE

COUNTY MANAGER

PREPARED FOR THE COUNCIL OF THE COUNTY OF SMOKY LAKE,
BY THE BONNIE LAKE PLAN COMMITTEE

COMMITTEE MEMBERS

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Dareld Cholak
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Bob Novosiwsky
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Part 1 Plan Goals, Management Principles

1.1 INTRODUCTION AND PURPOSE

In response to increasing development pressures at the lake, the County of Smoky Lake, with technical assistance from the Planning Branch of Alberta Municipal Affairs, initiated the preparation of a lake management study in 1986 for Bonnie Lake. The Bonnie Lake Plan Review Committee was also established by Council to advise on the development of the Study.

The first phase of the Study involved the gathering of detailed information on various aspects of Bonnie Lake including the lakes physical resources, its development capacities and the critical lake planning issues. This information is contained in the Bonnie Lake Management Study, Phase I. Background Report, May 1987.

The second phase of the Study involves the preparation of an area structure plan for Bonnie Lake. The purpose of this Plan can be described as follows:

1. To establish plan goals and land use management principles which will establish the development capacity of Bonnie Lake.

2. To provide land use planning policies in the form of text and maps to promote and achieve the plan goals and management principles established for Bonnie Lake.

3. To establish a future lake development pattern for Bonnie Lake.

4. To provide direction to the provincial government in the preparation of its own plans and programs which may affect the planning area.

The County of Smoky Lake recognizes that it has a key role to play in directing the responsible management of the Bonnie Lake area. The County of Smoky Lake Council can effectively guide the best and efficient use of Bonnie Lake through the preparation and implementation of this Plan.

1.2 PLAN GOALS, MANAGEMENT PRINCIPLES

It should be stated that a lake can have a number of different development capacities, depending on whether capacity is defined in terms of biophysical, socio-perceptual or economic types of limitations. The most critical limitation (ie. development capacity) to lake development must ultimately be determined by plan goals and management objectives.

An assessment of the abilities of Bonnie Lake to support use and development, together with an evaluation of the social concerns and planning issues expressed, has led to the establishment of three major plan goals for Bonnie Lake. These plan goals and the related management principles stated below, have effectively determined the nature and intensity of development which Bonnie Lake can support without causing unacceptable change in the quality of the lake environment or the quality of recreational experience.

Plan Goals:

1. To maintain or improve lake water quality.

2. To maintain or improve the quality of the recreational experience for the majority of lake users.

3. To protect and maintain the fish and wildlife resources of the lake.

Management Principles:

1. Any additional recreation development permitted at the lake shall be for public use. Additional multiple lot country residential subdivision/development will not be permitted at Bonnie Lake.

2. Lake nutrient loading needs to be limited by appropriate controls on shoreland clearing and development.

3. Boating restrictions are necessary in certain locations in order to help alleviate lake user conflicts.

4. Although the biophysical opportunities for recreational/residential development at Bonnie Lake have not been exhausted, evidence suggests that the socio-perceptual recreational carrying capacity limits of the lake have been exceeded during peak use periods.

Part 2 Land Use Allocation

The land use allocation pattern depicted in this Plan (Map 1) has been developed from the plan goals and management principles. Each land use area has a stated purpose which is further defined by specific policies relating to the types of land use and development which are most appropriate for that area.

2.1 RURAL CONSERVATION AREA

The purpose of this area is to recognize generally undisturbed lands which may have marginal agricultural capability for cereal crop production, marginal recreational capability, and/or critical development contraints. Land use and development activity in this area should complement the natural environmental features and rural landscape quality of the area, while causing minimal disruption of vegetation and wildlife resources. Uses which increase nutrient loading of Bonnie Lake shall be discouraged.

The following policies apply to lands designated as Rural Conservation:

1. The preferred uses within this area shall be low environmental impact and low intensity recreational activities such as ski trails, hiking trails, ATV and horse trails. Such developments shall not adversely affect the lake environment, lake water quality or existing development.

2. Existing farm related uses may be permitted. Agricultural activities which can be shown to have no adverse affect on the lake environment, or lake water quality may be permitted. New intensive livestock/feedlot operations, poultry farms, etc. shall not be permitted.

3. Farmstead separation and single lot country residential subdivision may be permitted in accordance with requirements set forth in the County of Smoky Lake Land Use Bylaw.

4. Transportation, communication, and public utility uses are considered discretionary.

2.2 AGRICULTURAL AREA

The purpose of this area is to conserve existing higher quality cleared agricultural lands for continued agricultural crop production. Emphasis is placed on protecting agricultural activities from incompatible non-farm developments. At the same time, it is the intention of this Plan to try and minimize the negative impacts of agricultural activity on lake water quality.

The following policies apply to lands designated as Agricultural:

1. The preferred use of such areas shall be extensive agriculture and farm related uses. Intensive farming activities such as tree nurseries, aparies, etc., which would not adversely affect the lake environment may be permitted. New intensive livestock/feedlot operations, poultry farms, etc. shall not be permitted.

2. Farmstead separation and single lot country residential subdivision may be permitted in accordance with requirements set forth in the County of Smoky Lake Land Use Bylaw.

3. Commercial, industrial, recreational, and multiple lot residential development or subdivision shall not be permitted. Notwithstanding the above, the expansion of the gas processing station located in the southeast corner of the SE32-59-13-W4 may be permitted, subject to approval from the appropriate municipal and provincial government agencies.

4. Transportation, communication, and public utility uses are considered discretionary. Notwithstanding the above, the Vilna municipal water intake/pumphouse (Pt. of the NE33-59-13-W4) is considered a permitted activity.

2.3 RESIDENTIAL AREA

The purpose of this area is to recognize existing multiple lot residential subdivision and development at Bonnie Lake. Emphasis is placed on ensuring that seasonal and permanent residential development within this area occurs in a manner which is harmonious with the lake environment.

The following policies apply to lands designated as Residential:

1. Seasonal and permanent single family residential dwellings and associated buildings shall be permitted uses.

2. Within public reserve areas, public recreation facilities such as tennis courts, picnic grounds, boat launches, swimming areas, etc. which are compatible with permitted uses are considered discretionary.

3. Only one single family dwelling shall be permitted on each lot. Guest houses shall not be permitted as they constitute a second dwelling unit. In accordance with requirements set forth in the County's Land Use Bylaw, the year round storage of one recreational vehicle on a residential lot is permitted. An additional recreational vehicle is permitted on a lot for a period not to exceed one month.

4. Transportation, communication, and public utility uses are considered discretionary.

2.4 PUBLIC RECREATION AREA - Campground

The purpose of this area is to recognize the existing public recreation campgrounds (Provincial campground and County campground) and to allow opportunity for full utilization of these existing public recreation areas.

The following policies apply to lands designated as Public Recreation:

1. The preferred use of these areas shall be relatively high intensity public oriented recreation uses such as campgrounds, boat launches, day use areas, and other similar uses.

2. Limited expansion of the Provincial campground may be permitted if the opportunities for expansion exist.

3. Organized camping at the County campground is encouraged, subject to the biophysical capacities of the site itself.

4. Prior to any campground expansion or redevelopment, a site plan shall be prepared and submitted to the County, outlining the nature of the proposed development and its impact on the lake environment.

5. Spaces for day use, overnight camping, and similar activities shall be suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided where appropriate.

6. Any necessary facilities such as change houses, toilets, garbage disposal, and on-site water supply shall be provided. Such facilities shall receive approval from authorities having jurisdiction and shall be of sufficient size and adequate quality to handle anticipated use.

2.5 INSTITUTIONAL RECREATION AREA - Boy Scout Camp

The purpose of this area is to recognize the existing Boy Scout camp established on a long term crown land recreation lease on Pt. of the S½3-60-13-W4. Emphasis is placed on securing the interests of Scouts Canada at this site, while encouraging development and activity which is compatible with the site and the lake environment.

The following policies apply to lands designated as Institutional Recreation:

1. The preferred use for this are shall be institutional recreation development and related uses including camp halls, group accommodation, outdoor education facilities, etc.

2. The expansion, extension, or redevelopment of existing uses and facilities may be permitted as long as the use of the facilities does not exceed 75 people at any given time.

3. Prior to any further development within this area, a site plan shall be prepared and submitted to the County, outlining the nature of the proposed development and its impact on the site and the lake environment.

2.6 COMMERCIAL RECREATION AREA - Vilna Golf Course

The purpose of this area is to recognize the existing Vilna Golf Course development. Emphasis is placed on securing the interests of the golf course at this site while ensuring that its use and development is compatible with the lake environment.

The following policies apply to lands designated as Commercial Recreation:

1. Expansion of the existing golf course facility may be permitted, but only on lower quality agricultural land as defined in the Bonnie Lake Management Study Background Report.

2. Limited commercial development may be permitted within this area, but it shall be oriented to the specific needs/nature of the golf course operation (eg. clubhouse).

3. Prior to the extension, expansion or redevelopment of the existing facilities, a site plan shall be prepared and submitted to the County, outlining the nature of the proposed development and its impact on the lake environment.

Part 3 Land Use Policies

The following land use policies shall apply to all lands within the jurisidiction of this Plan, and shall be used by the County of Smoky Lake to guide decision-making regarding all land use and development at Bonnie Lake.

3.1 DEVELOPMENT

1. Residential development shall not be permitted on lands having critical development constraints. The following criteria shall be used in determining the suitability of land for seasonal/permanent residential development:

   a) Groundwater of sufficient quantity and quality shall be available to support the proposed development. No development shall occur in areas where reserves of potable water are inadequate;

   b) Development shall not be permitted in areas characterized by wetlands, swamps, muskeg, or saturate soils. Development shall also be prohibited in valleys, ravines, or seasonal draws;

   c) Development shall be prohibited on slopes in excess of 15 degrees or on slopes which are subject to slippage or mass movement;

   d) Development shall be prohibited in areas where the vegetation is highly susceptible to damage from disturbance;

   e) Development is prohibited in or adjacent to important wildlife habitat areas;

   f) Development is prohibited on soils which have extremely fast percolation rates (2 minutes/inch or faster) and/ or might result in the possibility of groundwater contamination.

2. Only one single family dwelling unit shall be permitted on each lot, except as otherwise provided for under the Planning Act, R.S.A., 1980.

3. All development shall locate on parcels large enought to support any required on-site water supply and sewage disposal systems. All development shall be required to install sewage disposal systems which have been approved by the authority having jurisdiction. The use of a leaching pit or cesspool for kitchen sink waste/grey water disposal is strongly discouraged.

4. No development shall be allowed or continue to exist on public reserves if it does not serve the interests of the general public.

5. Any development or structures (except for removable domestic piers or removable boatlifts) proposed on the lakeshore or lakebed shall be required to obtain authorization from Alberta Forestry, Lands and Wildlife; a water resources permit from Alberta Environment; and, a development permit from the County of Smoky Lake.

6. Spaces for day use, overnight camping, and similar activities shall be suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided where appropriate.

7. Retail commercial development shall not be allowed.

3.2 ENVIRONMENTAL PROTECTION

1. The County of Smoky Lake shall request Alberta Forestry, Lands and Wildlife to investigate methods of minimizing shoreline disturbance and nutrient loading associated with cattle grazing activity on public land, utilizing inputs from the existing lease/permit holders, County officials, the Vilna Fish and Game Association. Furthermore, the Vilna Fish and Game Association is encouraged to investigate possible funding available under the "Bucks for Wildlife" program. These funds could be used to cover costs associated with fencing portions of the north lake and establishing a dugout for local cattle operators.

2. The clearing of vegetation on lots shall be minimized in order to maintain aesthetic and visual buffers from neighbouring properties and to reduce soil erosion and nutrient runoff into the lake. A site plan detailing the protection of treed areas shall accompany any application for a development permit.

3. A treed/vegetation buffer at least 500 feet (150 m) wide shall be maintained between agricultural lands and the lake shoreline.

4. A treed/vegetation buffer at least 200 feet (60 m) wide shall be maintained between any structural development and the lake shoreline.

5. Alterations to the bed and shores of Bonnie Lake shall not be undertaken without the necessary authorization and permits from Alberta Forestry, Lands and Wildlife.

6. The County of Smoky Lake shall continue to work with Alberta Environment in order to determine the feasibility of developing a lake level control structure at Bonnie Lake.

7. In conjunction with Policy 3.2.6, the County of Smoky Lake will approach the Water Resources Division of Alberta Environment with a request to undertake a program to establish a minimum lake level for Bonnie Lake.

3.3 SERVICING

1. The County of Smoky Lake shall consider the clearing, posting, and maintenance of walkways within the shoreland reserves to improve pedestrian access to the lake.

2. The County of Smoky Lake shall ensure that local access roads are adequately gravelled and maintained.

3.4 BOATING

The following policies shall be adopted by the County of Smoky Lake to promote more efficient and safe use of Bonnie Lake.

1. The County of Smoky Lake shall request the Alberta Boating Restrictions Regulation Review Committee to place the following restrictions on Bonnie Lake (Map 1):

   (a) all motorized boating activity shall be prohibited within designated swimming areas at Bonnie Lake Resort, and the County and Provincial campgrounds.

Part 4 Plan Implementation and Administration

1. Pursuant to the provisions of the Planning Act, R.S.A. 1980, and amendments thereto, this plan shall be adopted by the County of Smoky Lake as the Bonnie Lake Area Structure Plan.

2. Subdivision, development, and redevelopment of lands within the planning area shall be in accordance with the provisions of this plan.

3. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this plan in the development and redevelopment of public lands, and in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

4.2 LAND USE BYLAW

1. In order to allow for the logical progression and proper timing of development, development may be staged through the use of the Land Use Bylaw.

4.3 PLAN REVIEW AND AMENDMENT

1. The County of Smoky Lake may amend this Plan to incorporate new goals, policies and land use. Council shall review and when necessary amend this Plan at least once every three years.

2. When considering any amendment proposal to this Plan, the County of Smoky Lake shall review and consider the Plan goals, development constraints, surrounding land uses, and other pertinent information.

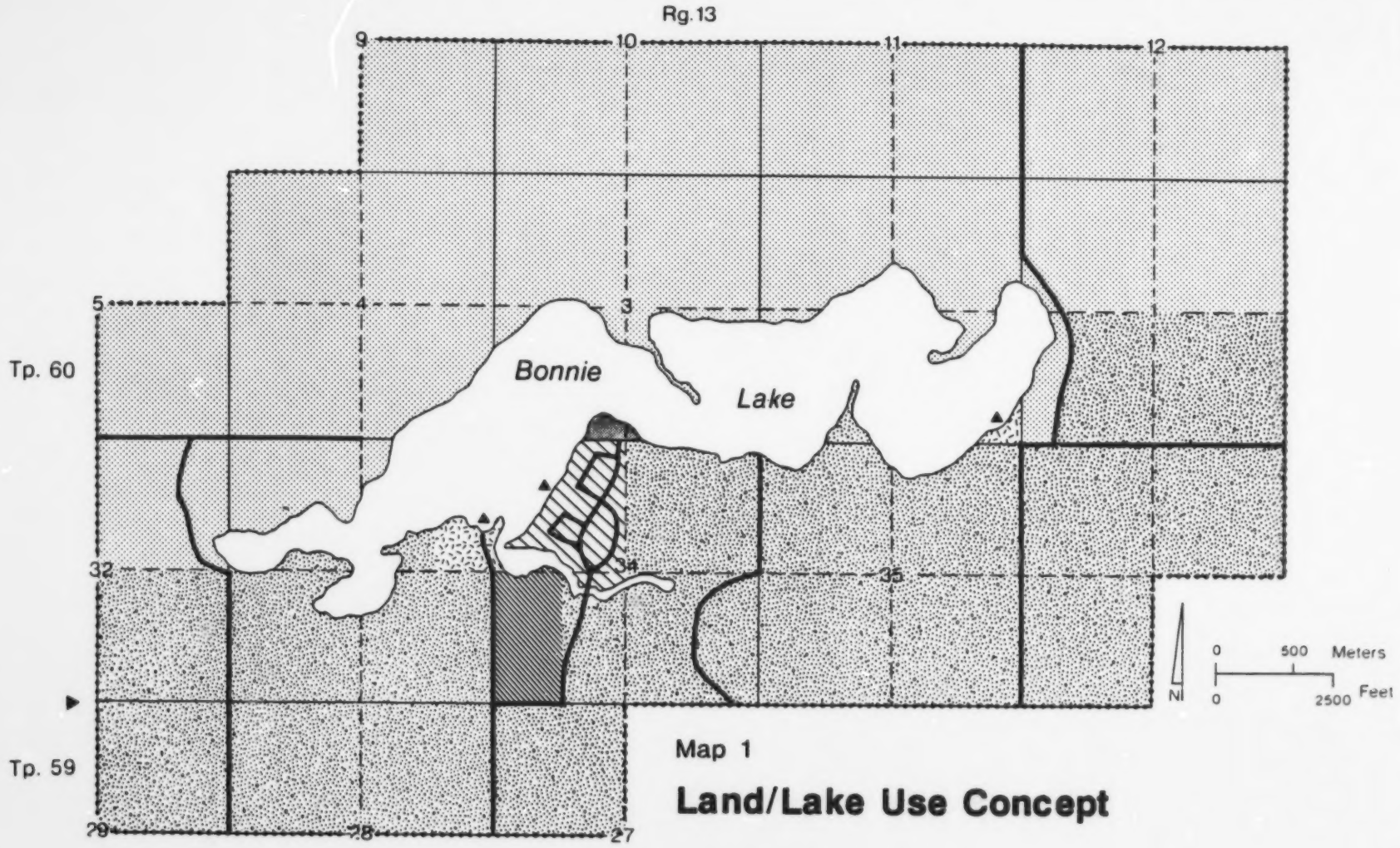
3. The County of Smoky Lake shall refer any proposed amendments to the concerned provincial agencies including Alberta Municipal Affairs and Alberta Environment, for review and comment and shall consider such comments prior to the adoption of any amendments.

4.4 INTERPRETATION

1. Definitions and requirements of the County of Smoky Lake Land Use Bylaw, and the Planning Act, R.S.A. 1980, shall be used in the interpretation of this Plan.

2. The examples of preferred uses for each land uses area are intended to illustrate the range of activities possible. Specific uses shall be defined in the Land Use Bylaw.

3. Land use designation boundaries outlined in this Plan may be considered to be approximate except where such boundaries coincide with roads, quarter section lines or clearly recognizable physical features. Minor deviations may be permitted to this Plan, provided that such deviations do not alter the intent of this Plan.



Map 1

Land/Lake Use Concept

- residential
- agricultural
- commercial recreation-golf course
- rural conservation
- institutional recreation-boy scout camp
- public recreation-campground
- ▲ boating restrictions (all motorized boating prohibited in designated swimming area)